

EXHIBIT “G”
COST-BENEFIT ANALYSIS
HUSKER AUTOMOTIVE REDEVELOPMENT PROJECT
(Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the above referenced project, which will utilize funds authorized by Neb. Rev. Stat. §18-2147, can be summarized as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15 year tax shift is as follows:

a.	Redevelopment Project Valuation:	\$2,971,898.00
b.	Projected Completed Project Assessed Valuation:	\$7,000,000.00
c.	Projected Tax Increment Base (b. minus a.):	\$4,028,102.00
d.	Estimated Tax Levy:	1.96503
e.	Annual Projected Tax Shift (less 1% to County):	\$78,361

Note: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The estimated tax levy for this analysis is 1.96503, which is the 2018 Madison County tax levy, and is subject to change. There has been no accounting for incremental growth over the 15 year TIF period.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Project will not require any improvements to public infrastructure or utilities. Additionally, due to the Project Site's prior use as a big box store, it is not anticipated that the Project will present any additional or greater impact on public infrastructure or services than such prior use. As such, it is not anticipated the Project will have any material adverse impact on public infrastructure or services.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City.

The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from sales tax paid by customers of the automotive dealership operated on the Project Site.

The Project will also materially contribute to municipal revenues through excise taxes, fees, licenses, and other taxes that occur and are paid in the course of the normal operation of a business.

The Project also will require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will renovate and rehabilitate a building that was previously used for commercial uses. The Project will increase automotive sales and services offered to the community, and retain such sales and services in the community, which should have a positive impact throughout the Project Site and Redevelopment Area, and benefit other businesses already located in the City. Redeveloper recently acquired an existing automotive dealership in the community and this Project will assist with the necessary expansion and upgrades to keep the dealership located in the community and viable in the current marketplace.

Further, the Project will have a positive impact on employment within the area. The Redeveloper anticipates hiring approximately 20–25 employees in connection with the automotive dealership operated on the Project Site. This will include technicians, sales positions, office positions, and all other employees necessary to operate the business. The salaries will be competitive in the market and employees will receive customary employment benefits.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers or employees, but should increase the need for services and products from existing businesses. There is no anticipated negative impact on the automotive industry in the City.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. While the school district may see a small increase in student population associated with the new employees hired by the Redeveloper, the overall impact on the school district is anticipated to be minimal.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The existing commercial building is vacant and in need of redevelopment. The continued vacancy of big box stores in the City poses a considerable threat of blight and it is of the utmost important to the City to combat and prevent such blighted and substandard conditions to the greatest degree provided under the Act. The Project will include significant aesthetic improvements through façade enhancements to the Project Site, which will create a more appealing and inviting character to the Project Site and Redevelopment Area. These aesthetic enhancements, while not easily quantifiable, will substantially benefit the public and the City.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. There will be a material property tax shift in the short-term because of the use of tax increment financing, but there will be other tax and municipal revenue generated for the immediate benefit of the community. Additionally, the Project will increase property tax revenue in the long-term. The Project will facilitate the redevelopment of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.